

Send tax notice to:
W. Eugene Cary, Jr.
275 DREXEL RD. S.E.
BIRMINGHAM, AL
35023

This instrument prepared by:
Charles A.J. Beavers, Jr.
Bradley, Arant, Rose & White
1400 Park Place Tower
Birmingham, Alabama 35203

STATE OF ALABAMA
JEFFERSON COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS

That in consideration of Ten Dollars (\$10.00) and other good and valuable considerations in hand paid to the undersigned, Rodney C. Gilbert and wife, Karen E. Gilbert (hereinafter referred to as the "Grantors") by W. Eugene Cary, Jr. (hereinafter referred to as the "Grantee"), the receipt and sufficiency of which is hereby acknowledged, the Grantors do, by these presents, grant, bargain, sell, and convey unto the Grantee the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 77, according to the Survey of Southlake, First Addition, as recorded in Map Book 14, Page 31, in the Probate Office of the Judge of Probate of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to Conditions and Restrictions as set out on Exhibit "A" attached hereto and incorporated herein for all purposes.

TO HAVE AND TO HOLD unto the Grantee, W. Eugene Cary, Jr., his heirs, executors, administrators and assigns forever.

The Grantors do, for themselves, their heirs, executors, administrators and assigns, covenant with said Grantee, his heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, administrators and assigns shall, warrant and defend the same to the Grantee, his heirs, executors, administrators and assigns forever against the lawful claims of all persons.

Inst # 1992-21995

10/02/1992-21995
10:16 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 HJS 187.50

EXHIBIT "A"

Subject to:

1. Ad valorem taxes due and payable October 1, 1992.
2. Building setback line of 50 feet reserved from Southwinds Circle as shown by plat.
3. Public utility easements as shown per plat.
4. Restrictions, covenants and conditions as set out in instrument(s) recorded in Misc. 2 Page 298 and Misc. 16 Page 768 and Real 257 Page 3 in Probate Office.
5. Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed book 104 Page 213 in Probate Office.
6. Agreement with Alabama Power Company as to underground cables recorded in Real 290 Page 996 and covenants pertaining thereto recorded in Real 364 Page 395 in Probate Office.
7. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed Book 259 Page 635 in Probate Office.
8. Rights of riparian owners in and to the use of the lake.
9. Release of damages as set out in instrument recorded in Real 293 Page 953 and Real 257 Page 3 (whole subdivision) in Probate Office.
10. Declaration of Protective Covenants of Southlake (Residential) as set out in instrument recorded in Real 160 Page 495 in Probate Office.
11. Notice of Permitted Land Uses as set out in instrument recorded in Real 160 Page 492 in the Probate Office.
12. Restrictions, covenants and conditions as set out in instrument(s) recorded in Real 257 Page 3, including restrictions as to ingress and egress by any street that is over and upon what is now dedicated and known as Southlake Parkway.
13. Agreement regarding ownership, maintenance and use of lake as set out in Misc. 7 Page 77, as to the use of the Lake property.
14. Flood easement in Deed Book 284 Page 881 as set out on survey by Gay & Martin, Inc. dated September, 1989.
15. All easements, rights-of-way, covenants, conditions obligations, setbacks, reservations and matters of record, and all matters which would be revealed by an accurate survey or inspection of said premises.

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